

AN ORDINANCE 2006-02-09-0205

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 2.435 acres out of Lot 18, Block 1, NCB 15017 from PUD "C-3" Planned Unit Development General Commercial District and PUD "MF-33" Planned Unit Development Multi-Family District to "C-3" General Commercial District.

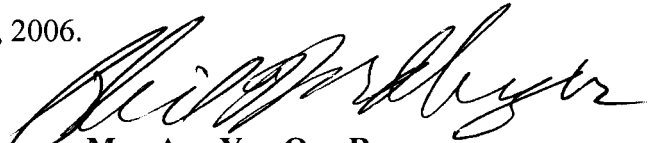
SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.


SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on February 19, 2006.

PASSED AND APPROVED this 9th day of February, 2006.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
Fo City Attorney
1

Agenda Voting Results

Name: Z-12.

Date: 02/09/06

Time: 02:32:14 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006003 (District 8): An Ordinance amending the zoning district boundary from PUD "C-3" Planned Unit Development General Commercial District and PUD "MF-33" Planned Unit Development Multi-Family District to "C-3" General Commercial District on 2.435 acres out of Lot 18, Block 1, NCB 15017, 10739 IH 10 West, as requested by Greg Spence, Applicant, for Bullish Resources, Owner(s). Staff and Zoning Commission recommend approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Z2006003

**FIELD NOTES
FOR
REZONING OF 2.009 ACRES
FROM ZONE "PUD C-3" TO ZONE "C-3"**

A 2.009 acre tract (87,490 S.F.) of land out of Lot 18, Block 1, N.C.B. 15017, ANCIRA EXPO SUBDIVISION, A PLANNED UNIT DEVELOPMENT (P.U.D.), in the City of San Antonio, recorded in Volume 9566, Page 91, of the Deed and Plat Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found at the most northerly corner of Lot 18 shown on said Plat, in the east Right-of-Way line of EXPO BLVD.;

THENCE, S 48° 19' 02" E, departing from the east Right-of-Way line of said EXPO BLVD, with and along the northeasterly line of said Lot 18, a distance of 313.33 feet, to the most easterly corner of this tract;

THENCE, S 48° 23' 52" W, departing from the northeasterly line of said Lot 18 and traversing into the interior of said Lot 18, a distance of 414.03 feet, to the most southerly corner of this tract;

THENCE, N 54° 08' 52" W, a distance of 176.59 feet, to a point on the westerly line of said Lot 18 and the east Right-of-Way line of said EXPO BLVD, to the most westerly corner of this tract;

THENCE, with and along the westerly line of said Lot 18 and the east Right-of-Way line of said EXPO BLVD, with a curve to the right having a radius of 358.00 feet, an interior angle of 8° 55' 05", a tangent of 27.92 feet, and whose chord bears N 48° 42' 35" E with a length of 55.67 feet, for a total arc length of 55.72 feet, to a point of curvature;

THENCE, continuing with and along the westerly line of said Lot 18 and the east Right-of-Way line of said EXPO BLVD, with a curve to the left having a radius of 442.00 feet, an interior angle of 51° 47' 01", a tangent of 214.55 feet, and whose chord bears N 27° 16' 31" E with a length of 386.02 feet, for a total arc length of 399.48 feet, to the POINT OF BEGINNING.





Sia Sayyadi, R.P.L.S.
Texas Registration No. 5451
December 02, 2005

Ref. Job: #04254

EXHIBIT A

To Ordinance No. _____
passed on February 9, 2006

72006003

**FIELD NOTES
FOR
REZONING OF 0.426 ACRES
FROM ZONE "PUD MF33" TO ZONE "C-3"**

A 0.426 acre tract (18,559 S.F.) of land out of Lot 18, Block 1, N.C.B. 15017, ANCIRA EXPO SUBDIVISION, A PLANNED UNIT DEVELOPMENT (P.U.D.), in the City of San Antonio, recorded in Volume 9566, Page 91, of the Deed and Plat Records of Bexar County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron pin found at the most northerly corner of Lot 18 shown on said Plat, in the east Right-of-Way line of EXPO BLVD.;

THENCE, S 48° 19' 02" E, departing from the east Right-of-Way line of said EXPO BLVD, with and along the northeasterly line of said Lot 18, a distance of 313.33 feet, to the POINT OF BEGINNING;

THENCE, S 48° 19' 02" E, continuing with and along the northeasterly line of said Lot 18, a distance of 43.79 feet, to the most easterly corner of this tract;

THENCE, S 48° 23' 52" W, with and along the southeasterly line of said Lot 18, a distance of 335.50 feet, to an angle point of this tract;

THENCE, S 23° 19' 59" W, continuing with and along the southeasterly line of said Lot 18, a distance of 25.06 feet, to an angle point of this tract;

THENCE, S 48° 23' 52" W, continuing with and along the southeasterly line of said Lot 18, a distance of 48.91 feet, to the most southerly corner of this tract;

THENCE, N 54° 08' 52" W, departing from the southeasterly line of said Lot 18 and traversing into the interior of said Lot 18, a distance of 55.43 feet, to the most westerly corner of this tract;

THENCE, N 48° 23' 52" E, a distance of 176.59 feet, to the POINT OF BEGINNING.



Sia Sayyadi
Sia Sayyadi, R.P.L.S.
Texas Registration No. 5451
December 02, 2005

Ref. Job: #04254

CASE NO: Z2006003

Staff and Zoning Commission Recommendation - City Council

Date: February 09, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 8

Ferguson Map: 549 A3

Applicant: Greg Spence

Owner: Bullish Resources

Zoning Request: From PUD "C-3" Planned Unit Development General Commercial District and PUD "MF-33" Planned Unit Development Multi-Family District to "C-3" General Commercial District

Property Location: Lot 18, Block 1, NCB 15017

10739 IH 10 West

Property located along Expo Boulevard and IH-10 West, south of Huebner Road.

Proposal: Auto Dealership

Neighborhood Association: Vance Jackson Neighborhood Association

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is part of a plat that contains approximately 5 acres and is planned for an automobile sales lot. Approximately half of the plat is located adjacent to Interstate I-10 and is already zoned C-3. Building plans have been approved and building has commenced on the site with the previous zoning. This zoning change enables the portion of the property currently zoned PUD MF-25 to be used to display and store cars for sale. The use of this area for car sales should not have an adverse effect on the apartment buildings to the northeast and homes to the southeast because they are buffered by an existing drainage easement. To the northwest is another car lot.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2006003

ZONING CASE NO. Z2006003 – January 17, 2006

Applicant: Greg Spence

Zoning Request: PUD "C-3" Planned Unit Development General Commercial District
and PUD "MF-33" Planned Unit Development Multi-Family District
to "C-3" General Commercial District.

Sia Sayyadi, 438 W. Maplewood, representing the applicant, stated their intent is to operate an auto dealership on the subject property. He stated he has been in contact with the surrounding neighbors and the neighborhood association who are in support of this request.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 40 and 42, Block 1, NCB 8857 at 3014 Rivas Street.
2. There were 45 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

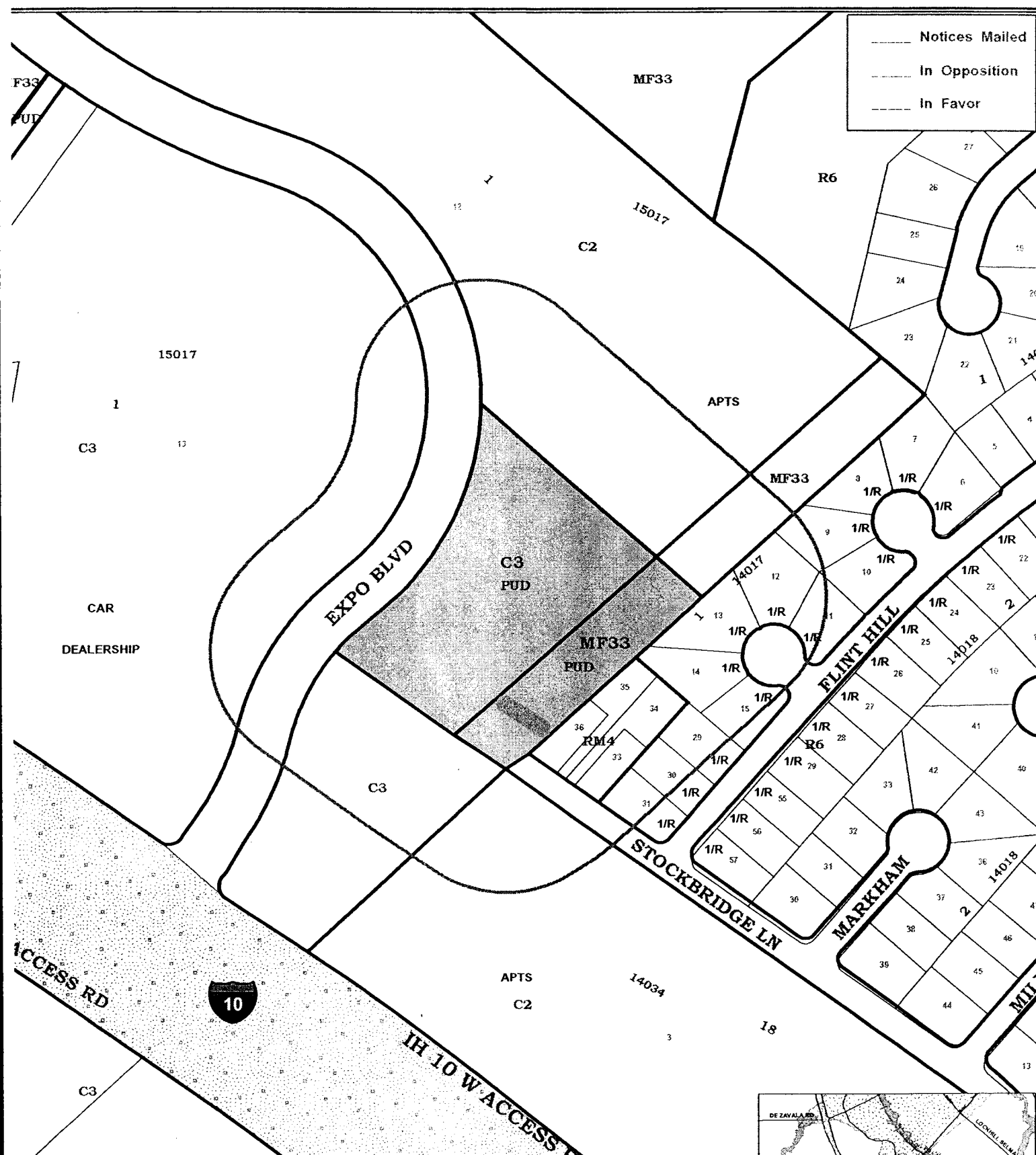
**AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila,
Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

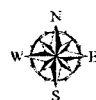
To be provided at Council hearing.



ZONING CASE: Z2006-003

City Council District No. 8
 Requested Zoning Change
 From "PUD C-3" and "PUD MF-33" To "C-3"
 Date: February 9, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Dec 6, 2005

